



85 High Street, Spalding, PE12 7ED

£290,000

- Four individual flats
- Town centre location
- Recently renovated
- Great investment
- Communal area
- Each property has a bedroom, lounge, shower room and kitchen
- The property is being sold empty
- Rare opportunity

This listing advertises an income-generating property already split into four individual flats, each tastefully decorated and ready to earn rental income immediately. The property's central location in Holbeach enhances its appeal, ensuring a steady flow of tenants or clients. For anyone looking to invest in a turnkey rental opportunity, this seems like a strong candidate.

If you're interested, calling the agent could provide more specifics, such as rental yield, asking price, and property management options. Let me know if you'd like help drafting questions for the seller or exploring similar investment properties.

Communal area



Accessed by the walkway to the rear of the property. Bay window to side. Matching wall and base units. Natural stone paving flooring. Boiler. Integrated oven with hob over. Coffee machine.

Flat 1



Kitchen / Lounge



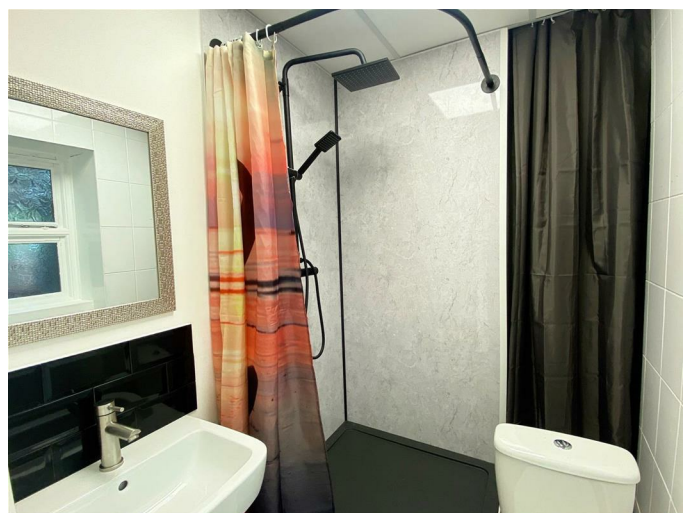
Carpet tiled flooring. Window to front. Tiled flooring. Matching base units with worktop over. Stainless steel sink with mixer tap. Tiled splashback.

Bedroom



Window to front. Radiator. Wood effect laminate flooring.

Shower room



Window to rear. Shower cubicle with rainwater head and separate shower attachment. Wash hand

basin. Toilet. Wood effect laminate flooring. Radiator.

Basement

Ideal for storage.

Flat 2



Dual entrance. Entrance from communal area and separate entrance to the rear.

Bedroom



Window to side. Radiator. Wood effect laminate flooring.

Shower room



Sliding door. Porthole window. Shower cubicle with rainwater head and shower attachment. Wash hand basin. Toilet. Wood effect laminate flooring.

Lounge



Window to side. Radiator. Wood effect laminate flooring.

Kitchen



Door to side. Window to rear. Matching base units. Stainless steel sink with mixer tap over. Radiator.

Tiled flooring. Space for washing machine. Space for fridge/freezer.

First floor landing

Radiator. Wood effect laminate flooring.

Flat 3

Kitchen



Wooden arched window. Matching base units with worktop over. Sink with mixer tap over. Radiator. Wood effect laminate flooring. Space for fridge/freezer. Space for washing machine in alcove.

Rear lobby

Alcove for storage. Wood effect laminate flooring.

Lounge



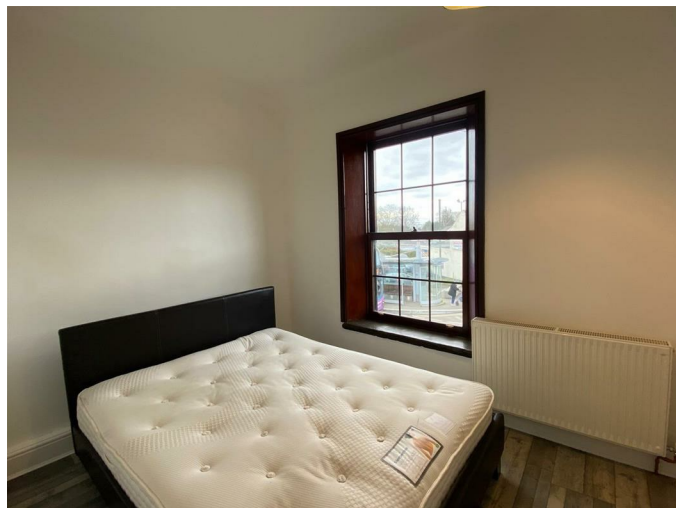
Wooden sash window to front. Open fireplace with surround. Wood effect laminate flooring. Radiator.

Shower room



Double shower cubicle with rainwater shower head and separate shower attachment. Wash hand basin. Toilet. Wood effect laminate flooring. Tiled splash back.

Bedroom



Window to front. Radiator. Wood effect laminate flooring.

Flat 4



Entrance Hall



Two wooden windows to side. Wood effect laminate flooring.

Shower room

Sky light. Wood effect laminate flooring. Radiator. Wash hand basin. Splash back. Toilet. Shower cubicle with rainwater shower head and separate shower attachment.

Kitchen



Sky light. Matching base units with worktop over. Breakfast bar. Space for fridge freezer. Wood effect laminate flooring. Radiator. Stainless steel sink with mixer tap. Boiler. Extractor fan. Exposed beams.

Bedroom



Wood effect laminate flooring. Radiator. Open storage with rail.

Lounge



Window to rear. Window to side. Exposed beams. Wood effect laminate flooring. Radiator.

Outside



Right of way access to the rear is gained through a timber gate. Crazy paved patio area leading to rear communal entrance door.

There is an under covered area, ideal for storage. Black metal gate leading to low maintenance walled garden area. Paving slabs and borders for trees and shrubs. Storage shed.



Property Postcode

For location purposes the postcode of this property is: PE12 7ED

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over

Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Public parking across the street

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: E52

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as

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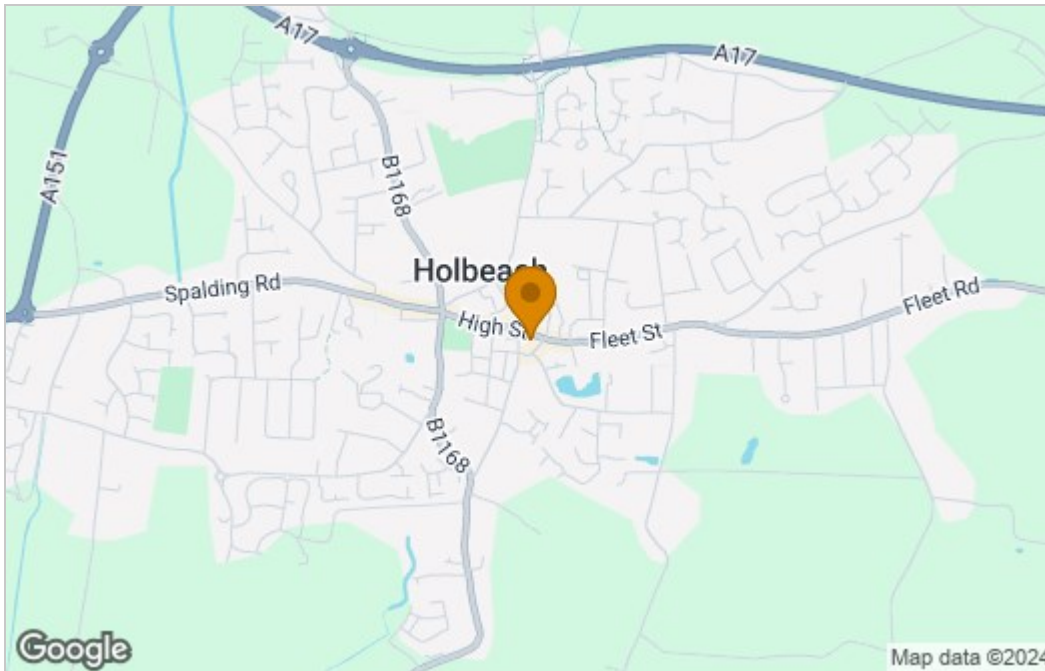
Floor Plan



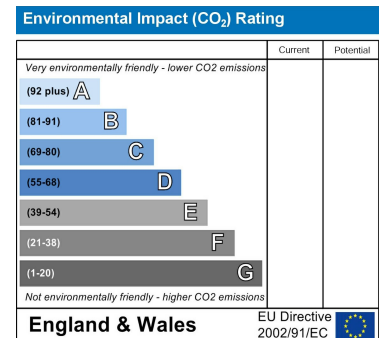
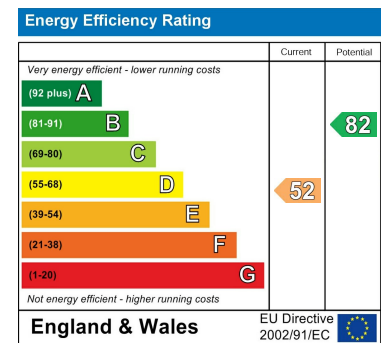
TOTAL FLOOR AREA: 1811 sq.ft. (168.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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